

**PLANNING COMMISSION MINUTES**  
**REGULAR MEETING**  
**JUNE 15, 2015 – 5:00 PM**

**PRESENT:** Chairman Dev Sookram, Commissioners, Amber Barton, Mike Emanuel, Brad Fooker, Marty Gifford, and Mitch Sawyer, Planning Director, Troy Anderson, Chief Building Inspector, Don Simon and City Engineer, Justin Zetterman

**ABSENT:** Commissioners Brian Fagen, Brian Wiese, and Tom Winter.

1. Call to Order. Chairman Sookram called the meeting to order at 5:00 p.m.
2. Roll Call. A roll call showed six (6) members present and three (3) absent – a quorum was established.

Chairman Sookram then read the following statement: This meeting was preceded by publicized notice in the Fremont Tribune, the agenda displayed in the lobby of the Municipal Building and posted online at [www.fremontne.gov](http://www.fremontne.gov) in accordance with the Nebraska open meetings act, a copy of which is posted continually in the council chambers for public inspection and said meeting is open to the public. A copy of the agenda was also kept continually current and available to the public in the principle office of the Department of Planning, 400 East Military Avenue. The Planning Commission reserves the right to adjust the order of items on this agenda. This meeting is hereby declared to be duly convened and in open session.

3. Minutes of the May 18, 2015, Regular Meeting.

Chairman Sookram read the item into the record. Hearing no discussion, Sookram entertained a motion.

**Motion:** It was moved by Commissioner Fooker, and seconded by Commissioner Sawyer, to dispense with the reading of the minutes and approve the minutes as provided. A roll call vote showed all members present voting aye – the motion carried unanimously.

4. Public comment period.

Chairman Sookram opened the floor to public comments.

Hearing none, Sookram closed the floor and proceeded onto the regular agenda.

5. Consider a recommendation for approval of a Zoning Change from RR Rural Residential to GI General Industrial for approximately 19,000 square feet located at 1710 West 16<sup>th</sup> Street.

Chairman Sookram read the item into the record. Sookram then proceeded to open the floor to public hearing. Hearing none, Sookram closed the floor to public hearing and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

**Motion:** It was moved by Commissioner Fooker, and seconded by Commissioner Gifford, to recommend approval of the zoning change. A roll call vote showed all members present voting aye – the motion carried unanimously.

6. Consider a request of Don Schneider, the agent for the owner of approximately 2.7 acres located at 5776 West Highway 30, for approval of a Zoning Change from AG Agricultural to GC General Commercial.

Chairman Sookram read the item into the record. Sookram then proceeded to open the floor to public hearing. Don Schneider, agent for the owner, introduced himself and presented a brief history of the property as he and his client remember it. Mr. Schneider then presented arguments for the rezoning and concluded with his availability to answer questions. Hearing no other comments, Sookram closed the floor to public hearing and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

**Motion:** It was moved by Commissioner Emanuel, and seconded by Commissioner Sawyer, to recommend approval of the zoning change. A roll call vote showed all members present voting aye – the motion carried unanimously.

7. Consider a request of Stephen W. Dodd, agent for the owners of approximately 0.5 acres located at 980 County Road West #S-1091, for approval of a Replat of Lots S-1091 and S-1092, Woodcliff Subdivision, Saunders County, Nebraska.

Chairman Sookram read the item into the record. Sookram then proceeded to open the floor to public comment. Hearing none, Sookram closed the floor to public comment and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

**Motion:** It was moved by Commissioner Fooker, and seconded by Commissioner Sawyer, to recommend approval of the replat. A roll call vote showed all members present voting aye – the motion carried unanimously.

8. Consider a request of Stephen W. Dodd, agent for the owners of approximately 6.7 acres located at 1640 Cottonwood Trail, for approval of a Replat of Lots 1 and 2, Woodland Lakes Subdivision, Dodge County, Nebraska.

Chairman Sookram read the item into the record. Sookram then proceeded to open the floor to public hearing. Hearing none, Sookram closed the floor to public hearing and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

**Motion:** It was moved by Commissioner Gifford, and seconded by Commissioner Sawyer, to recommend approval of the replat. A roll call vote showed all members present voting aye – the motion carried unanimously.

9. Consider a request of Nicholas Seery, agent for the owner of approximately 2.0 acres located at 4229 Pacific Street, for approval of a Replat of a part of Lot 4, all of Lots 5 – 8, and a part of Lot 9, Block 5, Sunset Second Addition, Dodge County, Nebraska.

Chairman Sookram read the item into the record. Sookram then proceeded to open the floor to public hearing. Hearing none, Sookram closed the floor to public hearing and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

**Motion:** It was moved by Commissioner Emanuel, and seconded by Commissioner Barton, to recommend approval of the replat. A roll call vote showed all members present voting aye – the motion carried unanimously.

10. Review and consider amendments to Article 1 of the draft Unified Development Ordinance.

Planning Director Anderson introduced a semi-final draft of revisions associated with Article One of the draft Unified Development Ordinance (UDO) including:

- Embedding the regulations into Chapter 11 of the Fremont Municipal Code as codified text as opposed to adopting the regulations as a separate reference, subsequently amending language in the draft regulations to refer to these regulations as the Unified Development Code (UDC) as opposed to UDO; and
- Striking redundant language, particularly subsection 15-104.01.B. referring to Stale Applications, and noting amendments necessary to subsection 15-714.12 regarding duration of approvals; and
- Striking specific references to Sections and subsections within the code and generalizing references to “herein” or “elsewhere in code”; and
- General word-smithing.

Hearing no comments, Chairman Sookram concluded discussion of the item and proceeded to the next item on the agenda.

11. Review and consider amendments to Article 2 of the draft Unified Development Ordinance.

Planning Director Anderson introduced proposed amendments to Article Two of the draft Unified Development Ordinance (UDO) including:

1. Conditionally permitting uses that are not specifically listed rather than prohibiting them; and
2. Striking the AG Agricultural zoning district and combining it with RR Rural Residential, creating one (1) R Rural zoning district designation; and
3. Striking all NC Neighborhood Conservation zoning district designation and references; and
4. Revising the GR General Residential zoning district designation to read AUR Auto-Urban Residential to coincide with the Comprehensive Plan; and
5. Striking the HR High Density Residential zoning district and combining it with the UR Urban Residential zoning district designation; and
6. Creating an AV Aviation zoning district; and
7. Expanding CU Campus/University zoning district regulations to include all public and private educational facilities; and
8. Revising the PU Public Use zoning district designation to read PO Parks and Open Space to differentiate between land uses regardless of owner/operator; and
9. Creating a PD Planned Development zoning district; and

10. Striking redundant language and reorganizing various subsections for ease of reference; and

11. General word-smithing.

The Commission requested a copy of some of the slides from Staff's presentation, particularly the *Rosetta Stone* slide.

Hearing no further comments, Chairman Sookram concluded discussion of the item and proceeded to the next item on the agenda.

12. Review and consider amendments to Article 3 of the draft Unified Development Ordinance.

In preparation for next month's Planning Commission meeting discussion regarding proposed amendments to the draft code, Planning Director Anderson asked Commissioners the following:

1. Review Tables 15-302.01.01 – 15-302.04 and provide feedback on particular land uses and whether or not you feel the permitted (P), limited (L), conditionally permitted (C), or prohibited (-) land use designation is accurate; and
2. Review section 15-305.03, and more particularly Table 15-305.04, and consider reduction in the frequency and duration of neighborhood events.

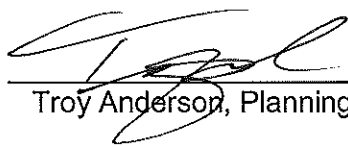
Hearing no further business, Chairman Sookram adjourned the meeting at 5:45 p.m.

APPROVED:



Dev Sookram, Chairman

ATTEST:



Troy Anderson, Planning Director